



Charlotte County Government

"To exceed expectations in the delivery of public services."

www.CharlotteCountyFL.com

April 9, 2012

Dear Property Owners:

Charlotte County Utilities (CCU) is presenting to the Board of County Commissioners on April 24 and May 24, 2012, a Municipal Services Benefit Unit (MSBU) entitled North Shore Drive and Harper Avenue Wastewater Expansion Program. These public meetings will be held in the Commission Chambers located at 18500 Murdock Circle, Port Charlotte, FL. The purpose of the MSBU is to provide centralized wastewater services to those properties within the boundaries of the MSBU. According to county records, all property owners receiving this notification own property(s) that is within the boundaries of the MSBU (see enclosed map of MSBU).

Two informational presentations will be held on April 25, 2012, at 3:30 p.m. and 6:00 p.m. at Charlotte County Utilities East Port Environmental Campus, 25550 Harborview Rd, Port Charlotte to describe to the benefitting property owners the specific details of this centralized wastewater expansion program and to answer questions the property owners may have. We encourage you to attend one of the scheduled meetings.

The total estimated cost of this program is \$453,790 with a total of 42 benefitting properties. CCU has applied and received tentative approval for a Florida Department of Environmental Protection Grant and other reimbursement funds in the amount of \$257,800 to help off-set a portion of the cost of this program to the property owners.

The estimated cost for each vacant property is \$2,198.10 (construction costs only) and \$5,247.22 for each developed property (construction costs including on-site infrastructure and connection fees to the system) once the project is approved. If approved, the estimated total cost would be paid out over a twenty year period providing for an annual non-ad valorem assessment of \$109.91 for each vacant property and \$262.36 for each developed property with the first installment beginning November, 2012. The construction of this wastewater expansion program would begin in the fall of 2013 and be completed by the spring of 2014.

Enclosed is a ballot form along with a self-addressed stamped envelope for you to vote either yes or no for the program. Please mark the ballot and return it in the enclosed self-addressed stamped envelope by April 30, 2012.

Sincerely,

Terri Couture, Utilities Director
Encs Map of MSBU and Ballot
CC: CC Health Department
File
TC/jh

UTILITIES

Administration | Business Services
Engineering Services | Operations
25550 Harbor View Road, Suite 1 | Port Charlotte, FL 33980-2503
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CHARLOTTE COUNTY NORTH SHORE DR AND HARPER AVE WASTEWATER EXPANSION MSBU

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Stateplane Projection
Datum: NAD83
Units: Feet

Source: Charlotte County Utilities

Metadata available upon request

Legend

LAYERS GIS LOTS selection

- North Shore & Harper Ave WW Expansion Boundary

This map is a representation of the proposed wastewater expansion area. It is not intended to be used for any other purpose. The map is based on the best available information and is subject to change without notice. The map is not a warranty or guarantee of any kind. The map is provided for informational purposes only. For more information, please contact the Charlotte County Utilities Department.

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Ballot
North Shore Drive and Harper Ave
Wastewater Expansion Program

☐

Yes, I am in favor of a \$109.91 assessment for vacant properties or \$262.36 assessment for developed properties annually for approximately twenty years for the construction and connection to this wastewater expansion program.

☐

No, I am not in favor of a \$109.91 assessment for vacant properties or \$262.36 assessment for developed properties annually for approximately twenty years for the construction and connection to this wastewater expansion program.